



**103 Branston Road, Uppingham, Rutland, LE15 9RR**  
**Guide Price £230,000**



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# 103 Branston Road, Uppingham, Rutland, LE15 9RR



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## DESCRIPTION

Semi-detached three-bedroom house set on a good-size corner plot with garage, off-road parking and enclosed garden in a popular residential area within walking distance of the town centre.

The property requires routine updating and offers excellent potential for extending, subject to necessary planning consent.

Benefiting from gas central heating and double glazing throughout, the interior briefly comprises:

GROUND FLOOR: Entrance Porch, open-plan Lounge and Dining Room, Kitchen; FIRST FLOOR: three Bedrooms, Bathroom.

The property is available with NO CHAIN.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

Double-glazed entrance door with matching side panel, internal door with matching side panel leading to Lounge.

#### Open-plan Lounge & Dining Room:

##### Lounge 5.18m x 4.04m (17'0" x 13'3")

Radiator in decorative cabinet, laminate flooring, bow window to front, stairs to first floor.

##### Dining Room 2.97m x 2.57m (9'9" x 8'5")

Radiator, laminate flooring, window overlooking rear garden.

##### Kitchen 2.74m x 2.46m (9'0" x 8'1")

Range of fitted units incorporating wood-effect worktops with tiled splashbacks, breakfast bar area, inset single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye-level wall cupboards. There is space and point for a slot-in gas cooker with extractor hood above and under-counter space and plumbing for washing machine.

Radiator, laminate flooring, window to rear, external door to side.

### FIRST FLOOR

#### Landing

Built-in airing cupboard.

##### Bedroom One 3.48m x 3.07m (11'5" x 10'1")

Radiator, window to front.

##### Bedroom Two 3.38m x 2.77m (11'1" x 9'1")

Radiator, window overlooking rear garden.

##### Bedroom Three 2.01m x 2.41m (6'7" x 7'11")

Radiator, exposed wood floor, window to front.

##### Bathroom 2.31m x 1.65m (7'7" x 5'5")

White suite comprising low-level WC, pedestal hand basin and panelled bath. Tiled splashbacks, obscure glazed window to rear.

## OUTSIDE

### Attached Single Garage 2.59m x 5.11m (8'6" x 16'9")

#### Front Garden

To the front of the property there is an open-plan area of lawn with hedge boundary to one side and gravelled terrace to the other side which leads to the garage and provides an additional off-road parking space.

#### Rear Garden

The fully enclosed rear garden includes an area of lawn with stepping stones, a large paved seating area and adjoining gravelled terrace at the top of the garden with trees and plants to borders.

## SERVICES

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast  
Mobile signal availability:

Indoor: EE - voice and data likely; Three - voice and data limited; O2 and Vodafone - none;  
Outdoor: EE, Three, O2 and Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any)

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heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### UPPINGHAM

Uppingham is a jewel of a market town, situated in the southern part of Rutland, it is famous for its independent school and it brings many cultural opportunities to the town for the residents to enjoy. Within the town centre are a good range of shops catering for most needs together with various services including doctors surgery, opticians, chemist, library, dentist. For commuters Uppingham is ideally positioned within an easy car drive to a number of centres, including Leicester, Peterborough, Oakham, Stamford, Kettering, Corby and Market Harborough. The A14 A1/M1 link, approximately 10 miles away between Kettering and Corby and there one can access the motorway system of England. For train travellers Kettering station, approximately 20 minutes' drive offers frequent services to London St Pancras and the north.

Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle or just spend time at Rutland Water where there are further pleasures to be enjoyed including sailing, fishing, windsurfing etc. In addition there are many sports throughout Uppingham and Rutland catering for most needs.

### COUNCIL TAX

Band C  
Rutland County Council, Oakham 01572-722577

### FLOOD RISK

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30  
Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

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6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





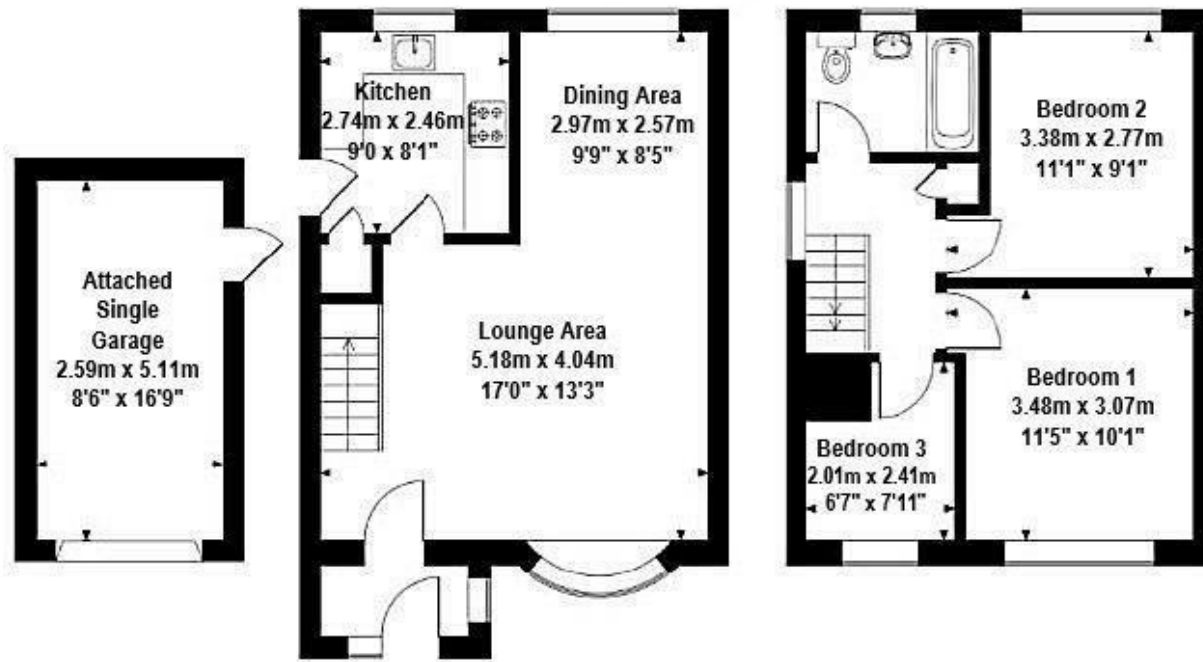




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GROUND FLOOR

FIRST FLOOR



Not to scale - for identification purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC